



## ENVIRONMENTAL PLANNING COMMISSION ACTION SHEET

*Thursday, March 4, 2010*

**Plaza Del Sol Hearing Room**  
Lower Level  
600 2nd Street NW

**MEMBERS PRESENT:**

Doug Peterson, Chair  
Laurie Moye, Vice-Chair  
Jonathan Siegel  
Joe Yardumian  
Michael Dickson  
Jamie Jett-Walker  
Richard Shine  
Ron Garcia

**MEMBERS ABSENT :**

Len Malry

**RECORDING SECRETARY:**

Mona Andrade

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**1. Call to Order: 3:32**

- A. Announcement of Changes and/or Additions to the Agenda (**None**)
- B. Approval of the Amended Agenda

**2. Project# 1008085**

09EPC-40067 EAST GATEWAY SECTOR  
DEVELOPMENT PLAN

The City of Albuquerque Planning Department requests that the Environmental Planning Commission recommend approval of the East Gateway Sector Development Plan and its zone map amendments to the City Council.

The boundaries of the sector plan area include (west – properties abutting the western side of Wyoming Boulevard, east – municipal boundary, south – municipal boundary and Kirtland Air Force Base, and north – Copper Avenue between Wyoming and Eubank Boulevards and Interstate 40 between Eubank and the eastern municipal boundary). The following map shows the proposed plan boundaries and proposed zone changes for each affected property. More detailed maps are located chapter 5 of the proposed Sector Plan.

The Sector Development Plan proposes to rezone some commercial properties within the Sector Plan boundaries, which generally include the following areas. The Sector Development Plan does not propose to rezone properties now zoned residential:

1) The Plan establishes a General Design Regulation Boundary with regulations that apply in varying degrees to properties within its boundaries: a) for properties abutting the western side of Wyoming Boulevard within the plan boundaries; b) properties abutting the eastern side of Wyoming Boulevard from Trumbell Avenue north to Copper Avenue; c) properties abutting the western side of Eubank Boulevard within the plan boundaries; d) properties abutting the eastern side of Eubank Boulevard including the first property south of Southern Avenue and all abutting properties north to Interstate 40; e) currently commercially zoned properties surrounding Juan Tabo Boulevard between Cochiti on the south, Interstate-40 on the north, properties abutting the western side of Muriel on the west, and properties abutting the eastern side of Paisano on the east; f) currently commercially zoned properties abutting Tramway Boulevard including properties abutting the south side of Wenonah on the south to Interstate-40 on the north; and g) all properties abutting Central Avenue and all currently commercially zoned properties north and south of Central Avenue that do not abut arterial streets from the western side of Wyoming Boulevard to the eastern side of Tramway Boulevard.

2) SU-2/EG-CAC (East Gateway Community Activity Center) Zone for properties currently zoned commercial or SU-1 and abutting the south side of Wenonah Avenue on the south, Central Avenue on the north, Dorado Place on the west and Four Hills Road on the east.

3) SU-2/EG-NAC (East Gateway Neighborhood Activity Center) Zone for two locations: a) properties generally abutting the north and south side of Central Avenue between Juan Tabo Boulevard on the west, Skyline on the north, and abutting properties to the east and south; and b) all properties between Wyoming Boulevard on the west, Central Avenue on the north and Zuni Road on the south and east.

4) SU-2/EG-C (East Gateway Corridor) Zone for all properties excepting those recommended to be zoned SU-2/EG-CAC or SU-2/EG-NAC that abut Central Avenue between the western side of Wyoming Boulevard on the west and the western side of Tramway Road on the east, and all properties that abut the eastern side of Eubank between the property abutting the southern side of Southern Avenue on the south to Central Avenue on the north.

5) SU-2/EG-C-2 (East Gateway Community Commercial) Zone for all Sector Development area properties currently zoned C-2 that do not abut arterial streets. **(VOTED A**

**RECOMMENDATION OF APPROVAL BE**  
**FORWARDED TO CITY COUNCIL)**

**3. OTHER MATTERS**

**ADJOURNED AT 8:23 P.M.**